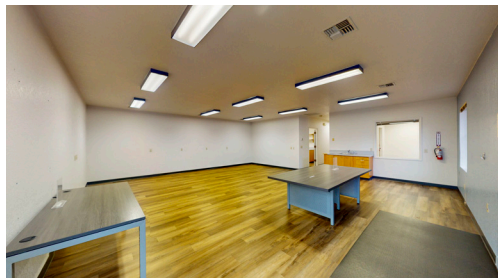
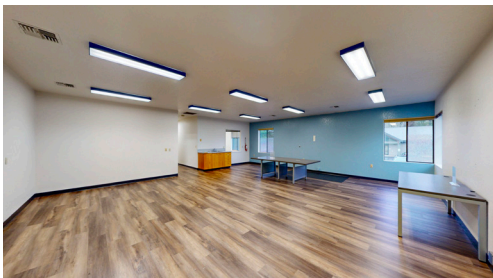




**PRIME PROFESSIONAL OFFICE SUITE AVAILABLE IN YAUGER MEDICAL PARK**



**400 YAUGER WAY SW, OLYMPIA, WA | YAUGER WAY MEDICAL CENTER**

**LISTING INFORMATION**

Position your business within an established medical and wellness corridor. This move-in-ready suite offers a practical layout with two private offices, dedicated exam rooms, a restroom, and a bright open area suitable for a shared workspace or patient area. Located in a high-demand neighborhood alongside other professional practices, the space provides a solid opportunity for medical or wellness users seeking a well-situated location.

- ▶ Strategic Medical & Wellness Hub
- ▶ Dedicated Exam Rooms
- ▶ Turnkey, Functional Layout
- ▶ Excellent Access & Visibility
- ▶ Ideal for Diverse Healthcare Uses
- ▶ Ample Parking

**SUITE D: 1,742 SF**

**\$21.63/SF/YR  
MODIFIED GROSS**

**CBA# 44161905**



[rants.group/400YaugerWayD](https://rants.group/400YaugerWayD)

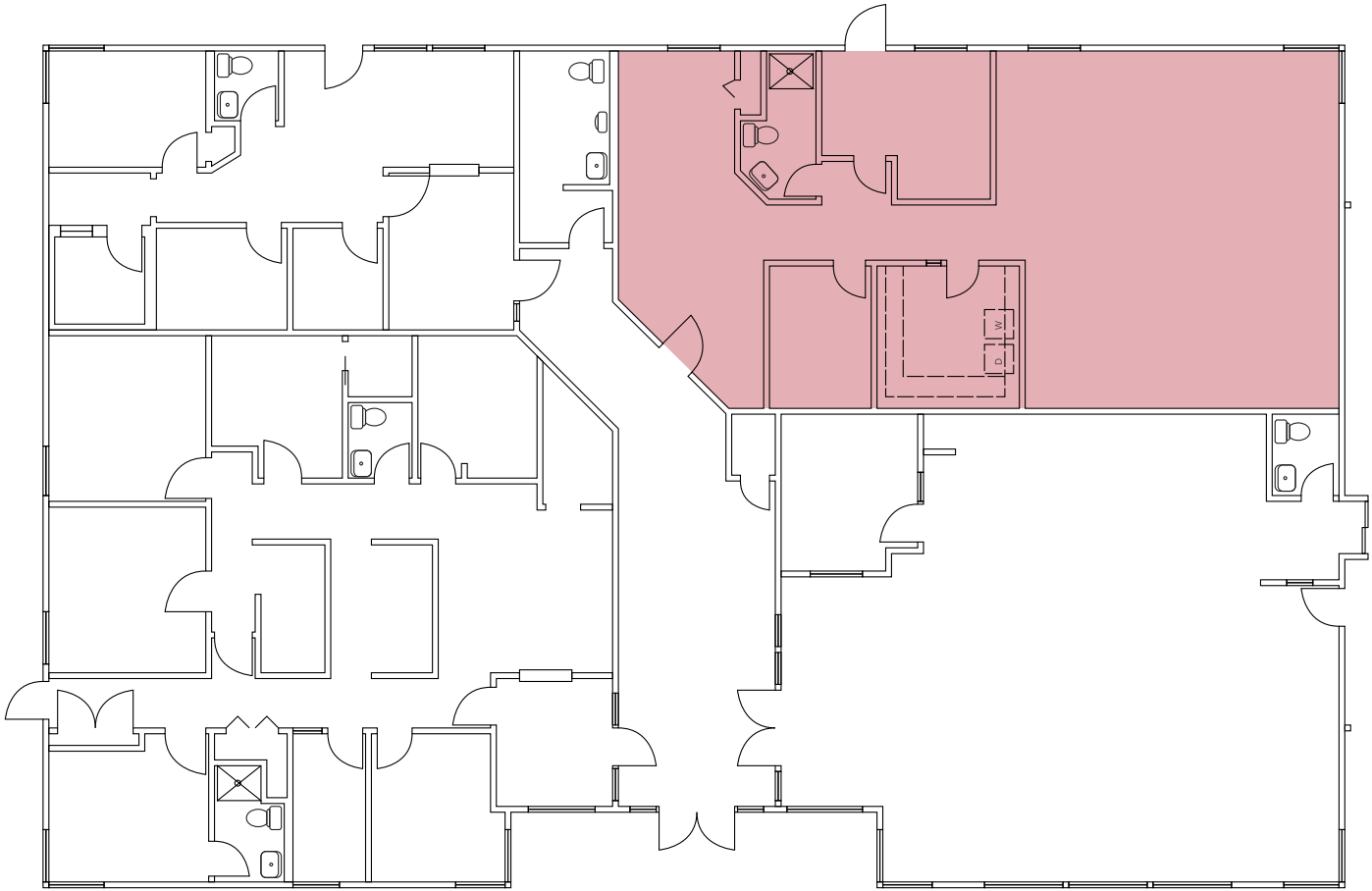
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400 YAUGER WAY SW, OLYMPIA, WA | YAUGER WAY MEDICAL CENTER



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FRONT RECEPTION AREA



ENTRANCE - FRONT RECEPTION AREA



OPEN SPACE



EXAM ROOM AND RESTROOM



PRIVATE OFFICE



PRIVATE OFFICE OR EXAM ROOM

## CONTACT

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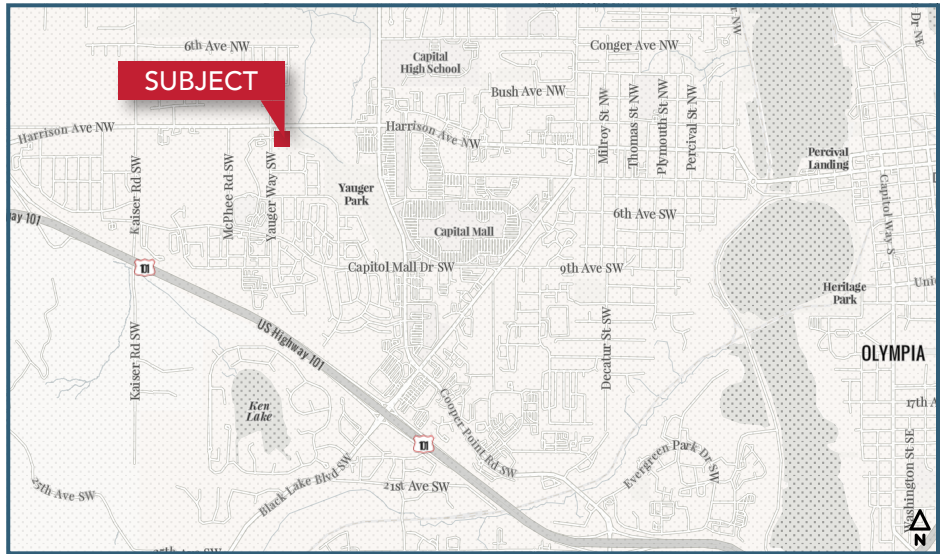
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400 YAUGER WAY SW, OLYMPIA, WA | YAUGER WAY MEDICAL CENTER

**DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)**



**DEMOGRAPHIC SUMMARY**

**POPULATION**

	1 MILE	3 MILE	5 MILE
2020 POPULATION (EST)	6,506	35,219	77,988
2025 POPULATION (EST)	9,963	42,275	90,098
2030 POPULATION (PROJ)	10,367	43,265	92,527
2020 HOUSEHOLDS (EST)	4,367	18,548	38,276
2025 HOUSEHOLDS (EST)	4,564	19,455	39,974
2030 HOUSEHOLDS (PROJ)	4,689	20,184	41,486
2025 HOUSEHOLD INCOME (AVG)	\$73,069	\$80,512	\$89,446
2030 HOUSEHOLD INCOME (AVG)	\$77,216	\$87,104	\$99,056
HOUSEHOLDS OWNER-OCCUPIED	37.4%	44.2%	55.9%
HOUSEHOLDS RENTER-OCCUPIED	62.6%	55.8%	44.1%
TOTAL BUSINESSES (EST)	618	2,955	4,651
TOTAL EMPLOYEES (EST)	6,415	47,200	71,200

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